

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

203/82 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$355,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Heidelberg

Period - From 01/07/2023

to 30/06/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	303/82 Hawdon St HEIDELBERG 3084	\$355,000	05/07/2024
2	201/119 Cape St HEIDELBERG 3084	\$350,000	03/06/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/09/2024 14:34



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Property Type: Apartment
Land Size: 52 sqm approx
Agent Comments
Owners Corp \$2100 approx.

Indicative Selling Price
\$355,000
Median Unit Price
Year ending June 2024: \$650,000

Comparable Properties



303/82 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

 1  1  -

Price: \$355,000
Method: Private Sale
Date: 05/07/2024
Property Type: Apartment



201/119 Cape St HEIDELBERG 3084 (REI)

Agent Comments

 1  1  1

Price: \$350,000
Method: Private Sale
Date: 03/06/2024
Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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